GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Lands – Visakhapatnam District - Alienation of Government land to an extent of Ac.50.00 cents in Sy.No.179/1,2 and 3 of Yendada village of Visakhapatnam Rural Mandal @ Rs.1.00 (one) Crore per Acre and Ac.70.00 cents of Government land in Vangali Village, Sabbavaram Mandal, Visakhapatnam District, nearby Indian Institute of Petroleum and Energy (IIPE) @ Rs.10.00 lakhs per Acre or Registration rate as per basic value register being maintained by Sub Registrar, whichever is higher in favour of Founder Chairman, Accord University for setting up the Multi-Stream University with regard to Health Sciences including a Multi Super-Specialty Hospital - Orders - Issued - Certain discrepancies noticed – Detailed report received from District Collector, Visakhapatnam - Cancellation of the land alienated in G.O.Ms.No.134, Revenue (Assign-II) Department, dated.13-02-2019 – Orders - Issued.

REVENUE (LANDS-I) DEPARTMENT

G.O.MS.No. 101 **Dated: 01-04-2020**

Read the following:

1. G.O.MS.No.134 Revenue (ASSGN.II) Dept., Dt:13-02-2019.
2. Government Memo No.21021/71/Assn.II/2017, dated 30.10.2019.
3. From the District Collector, Visakhapatnam, Lr.No.152/2017/JA(E3), dated 30.01.2020.

** ** **

ORDER:

In the G.O. first read above, Government have issued order for alienation of Government land to an extent of Ac.50.00 cents in Sy.No.179/1,2 and 3 of Yendada village of Visakhapatnam Rural Mandal at Rs.1.00 (one) Crore per Acre and Ac.70.00 cts of Government land in Vangali Village, Sabbavaram Mandal, Visakhapatnam District, Andhra Pradesh nearby to Indian Institute of Petroleum and Energy (IIPE) @ Rs 10.00 lakhs per Acre or Registration rate as per basic value register being maintained by Sub Registrar, whichever is higher in favour of Founder Chairman, Accord University for setting up the Multi-Stream University with regard to Health Sciences including a Multi Super-Specialty Hospital as per schedule furnished in DPR submitted by the applicant subject to the conditions in addition to the conditions under BSO-24 and G.O.Ms.No.571, Revenue (Assn.I) Department, dated: 14.9.2012.

2. The Government have noticed that the alienee has not paid the cost of the land till date. Accordingly, in the reference second read above directed the District Collector, Visakhapatnam to examine the matter and take immediate action for resumption of the land alienated in favour of Founder Chairman, Accord University for setting up the Multi-Stream University with regard to Health Science including a Multi Super-Specialty Hospital vide G.O. first read above, after giving reasonable opportunity to the alienee to offer their explanation and duly following the procedure established under law. Further, directed to take necessary action in the matter and report compliance.

3. In his letter third read above, the District Collector, Visakhapatnam has informed that, a notice was issued to the alienee to offer their explanation, if any, in this regard, within 10 days from the date of receipt of the notice, failing which, it would be presumed that they have no explanation to officer.

4. The District Collector, Visakhapatnam has informed that in reply to the above notice, the Registrar, Bharat Institute of Higher Education and Research, Chennai and Liaison Officer for Accord University, Andhra Pradesh has submitted a representation to the Government stating that, Accord University would be established with the aim and vision to provide not only world class research but also industry/community oriented higher education. Thrust would be given to enroll students from lower socio-economic strata with inclusive and equity in higher education would be given top priority. Further stated that the proposed Accord University is sponsored by a non-profit charitable trust for the benefit of providing world class education to needy students from lower socio-economic strata and women students at large. Finally, requested to intervene to consider the cost of alienation of land to the effect of Rs.10.00 (Ten) lakhs per acre in Yendada village of Visakhapatnam Rural Mandal and Rs.2.00 Lakhs per acre in Vangali village of Sabbavaram Mandal, Visakhapatnam District. The RDO, Visakhapatnam was

instructed to submit remarks on the above reply of Accord University for taking further action in the matter.

5. The District Collector, Visakhapatnam has further stated that the RDO, Visakhapatnam submitted remarks stating that as seen from the earlier alienation proposals, an extent of Ac.101.43cts in Sy.No.179/2 of Yendada Village in Visakhapatnam Rural Mandal was proposed in favour of Accord University. But the Government has issued G.O.Ms.No.134, Revenue (Assn-II) Department, Dated.13.02.2019 for alienation of Government land to an extent of Ac.50.00cts in S.No.179/1,2, & 3 of Yendada village of Visakhapatnam Rural Mandal at Rs.1.00 (one) Crore per acre and in addition to the above extent of Ac.50.00 cents of Yendada Village of Visakhapatnam Rural Mandal, an extent of Ac.70.00cts of Government Land in Vangali Village, Sabbavaram Mandal was allotted in the said G.O without mentioning the survey numbers in Vangali Village of Sabbavaram Mandal. There is no clarity in the G.O.Ms.No. 134, Revenue (Assn–II) Department, Dt:13.02.2019, mainly in respect of the identification of land in Vangali Village of Sabbavaram Mandal. The land can only be identified by mentioning the survey number. The said alienation orders are vague in nature. The Market Value fixed @ Rs.10.00 lakhs per acre is also not justified. There is a prescribed procedure to arrive at 'Market Value' for any alienation. After fixing of Market value of specific land, the authority can take decision whether to alienate the said land at the 'Market Value' fixed or to give any relaxation on 'Market Value'. The RDO further submitted that the orders were issued in February, 2019 and though 11 months rolled over, the Founder Chairman, Accord University did not remit the Market Value. Finally the Revenue Divisional Officer, Visakhapatnam stated that the earlier orders issued vide G.O.Ms.No.134, Revenue (Assn-II) Department, Dt:13.02.2019 are liable for cancellation.

6. Finally, the District Collector, Visakhapatnam has informed that the request of the applicant cannot be considered in view of the appreciation of land values in the above areas.

7. In the circumstances reported by the District Collector, Visakhapatnam in his letter 3rd read above and after careful examination of the entire matter, the Government hereby order for cancellation of allotment of Government land which was done in the favour of Founder Chairman, Accord University for an extent of Ac. 50.00 cents in Sy.No.179/1,2 and 3 of Yendada village of Visakhapatnam Rural Mandal and Ac.70.00cts of Government land in Vangali Village, Sabbavaram Mandal, Visakhapatnam District, Andhra Pradesh nearby to Indian Institute of Petroleum and Energy (IIPE), for setting up the Multi-Stream University with regard to Health Sciences including a Multi Super-Specialty Hospital vide G.O.MS.No.134 Revenue (ASSGN.II) Department, dated. 13-02-2019.

8. The Special C.S. & Chief Commissioner of Land Administration, A.P., and the District Collector, Visakhapatnam shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, Visakhapatnam.
Copy to:
The Special Chief Secretary & Chief Commissioner of Land Administration,
A.P., Vijayawada.
The PS to Principal Advisor to Hon'ble C.M.
The PS to Addl. Secretary to Hon'ble C.M.
The OSD to Hon'ble Dy.C.M.(Rev.)
The PS to Chief Secretary.
The PS to Principal Secretary, Revenue (Lands) Department.
SF/SC

//FORWARDED:BY ORDER//

SECTION OFFICER